

132 WEST 4th STREET
New York, N. Y.

HABS No. NY-448

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
District No. 4
New York, N. Y.

Historic American Buildings Survey
Wakefield Worcester, District Officer
25 West 44th Street, New York, N. Y.

132 WEST 4th STREET
Borough of Manhattan, New York County, New York

Owner:

Juliette S. Nichols

Date of Erection:

1839

Architect:

Unknown

Builder:

Alexander Masterton and Robert Smith

Present Condition:

Good.

Number of Stories:

Four stories, basement and cellar. (Attic floor made into 4th story).

Materials of Construction:

Foundations - stone and brick

Floors - wood, laid over old wood floor

Exterior walls - brownstone to first floor, balance of brick

Interior walls - plaster. Trim of wood.

Roof - tar and felt. (original shingle roof removed).

Other Existing Records:

None

Additional data:

<u>Date:</u>	<u>Record:</u>	<u>Reference:</u>
1805	Part of the Thomas Ludlow Farm previous to 1805 February 6th. Thomas Ludlow divided the farm and conveyed this half to his son Julian Ludlow.	Farm Histories Vol. P N.Y. Hall of Records Liber 71 Conveyances P 486
1805 to 1824	This period shows no record of conveyances	
1824	February 18th. John Ireland, his wife Judith, Thomas Ludlow, Mary Ludlow, Maria Ludlow and Julian Ludlow are recorded as the conveyors of this lot, including the entire portion de- vised to Julian Ludlow in 1806, to the Mayor, Aldermen and Commonalty of the City of New York. (Reason for this conveyance unaccountable).	H of R Liber 173 Conveyances P 311
1825	February 26th. Mary Ludlow (now recorded as the widow of Thomas Ludlow) conveyed the release of dower to this lot and the part given to Julian Ludlow to her son Thomas Ludlow.	H of R Liber 186 Conveyances p. 199
	On the same date, Walter Livingston and his wife, Cornelia, conveyed this lot, including the half given to Julian Ludlow, to Thomas Ludlow.	ditto
	On the same date, Thomas Ludlow, Julian Ludlow and his wife, Maria, conveyed this lot to Alfred S. Pell.	ditto Liber 188 p. 69
1831	November 12th. Adelia D. Pell (recorded as the "widow of Alfred S. Pell"), together with William H. Harrison and George S. Smith, conveyed this lot to Henry H. Elliot.	H of R Liber 280 Conveyances p. 50
1832	July 3rd. Henry H. Elliot and Elmira W., his wife, conveyed this lot to Philetus H. Woodruff.	ditto Liber 287 p. 400
1833	February 21st. Philetus H. Woodruff and his wife, Susan, conveyed the lot to Peter J. Bogert.	ditto Liber 294 p. 35
1838	October 27th. Peter J. Bogert and his wife, Susan, conveyed this lot to Alexander Masterton and Robert Smith	ditto Liber 391 p. 227
	During this year Peter J. Bogert is recorded as the owner of <u>one lot</u> on Lot #508 $\frac{1}{2}$, with an assessment of \$4,500.	Record of Assessments 15th Ward p. 39

<u>Date:</u>	<u>Record:</u>	<u>Reference:</u>
1839	Masterton and Smith are recorded as the owners of <u>one house on one lot</u> on Lot #508 $\frac{1}{2}$.	Record of Assessments 15th Ward p. 40
1839	Alexander Masterton and Robert Smith are to recorded as the owners of one house on	Record of Assessments 15th Ward
1856	one lot on this site.	
1856	April 5th. The executors of Robert Smith conveyed one-half interest in the property to Marshall O. Roberts.	H of R Liber 700 Conveyances p. 495
	On the same day, Alexander Smith and his wife, Euphenes, conveyed their half interest to Marshall O. Roberts.	ditto p. 493
	On the same day, Agnes Smith (recorded as the widow of Robert Smith) conveyed the release of dower to Marshall O. Roberts.	ditto Liber 2126 p. 159
	April 10th. Marshall O. Roberts conveyed the house and lot to Benjamin Webster.	ditto Liber 701 p. 552
1866	February 19th. Benjamin Webster and his wife, Eliza C. Webster, conveyed the house and lot to Aaron B. Hays.	ditto Liber 995 p. 377
1888	April 2nd. The executors of Aaron B. Hays conveyed this house and lot to Charles H. Cottier.	ditto Liber 2126 p. 159
1917	February 19th. Charles H. Cottier conveyed this house and lot to Juliette S. Nichols.	ditto Liber 3014 p. 457
1936	Juliette S. Nichols continues to be the owner of this property. The assesement is recorded at \$30,500.	Record of Assessments Sec. 2 Vol. 6

Nixon E. Paulk (Author)
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Approved:

Wakefield Worcester
Wakefield Worcester, District Officer.

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Very little can be said about the plan of this house because it is so commonplace. It reaches a depth which makes it possible to introduce a bath room at the rear of the hall, but the stair hall window is lost in consequence.

In its present state, however, these plans admirably illustrate what has happened and, in fact, is still happening to these old New York houses, that is, their alteration into numerous small apartments. While this may seem something of a come-down from the large commodious dwelling it once was, it is nevertheless so that old houses in their altered state afford rooms of considerable dignity which are easy to decorate and are comfortable in contrast to the many mis-shapen plans, beam and column projections which abound in the large multiple dwellings containing small apartments.

During the preparation of these drawings the young men doing the work referred to the super-structure, which is shown in dotted lines, as "fairy land". It was, in fact, an addition which was made for John Barrymore. In his bath room the floor was black and white tile, the walls were tiled with mirrors, 6 or 8 inches square, the fixtures were black enamel, and the curtains were made of black and white glass beads.

One grows rather tired mentioning the Greek Revival in New York, but this house again is fairly typical of that style in its later years. It may be noted that the S scroll has been substituted for the ornamental newell at the foot of the stairs at the first floor.

Wakefield Worcester
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June 24, 1937